

**BOARD OF ZONING APPEALS
REGULAR MEETING
JULY 15, 2020
MINUTES**

Call To Order

The Board of Zoning Appeals met in regular session on Wednesday, July 15, 2020 at 5:30 p.m.

Roll Call

The meeting was called to order at 5:30 p.m. Present: Mr. David Fish, Mr. Denny Beis, Mr. Dan Leaverton, and Chairman Donald Moore.

Approval of Minutes

The minutes of June 17, 2020 were reviewed. Mr. Beis moved, and Mr. Leaverton seconded:

***MOTION:** To approve the minutes as presented.*

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

BUSINESS SECTION

1. Application #07-20 (Tabled from 6/17/20)

Greg Cervenka

PO BOX 161150

Austin, Texas 78716

Issue: Conditional Use for self-storage facility at 1755 Leesburg Avenue – Suite 10.

Mr. Beis noted that there was no one present to speak to the application and that no new information had been provided to the Board.

Mr. Beis moved, and Mr. Fish seconded the following:

***MOTION:** To approve application #07-20 as submitted.*

At roll call, the vote resulted as follows: *Mr. Fish, "Nay", Mr. Beis, "Nay", Mr. Leaverton, "Nay", and Chairman Moore, "Nay".*

MOTION DENIED

2. Application #08-20

Dr. Ira Levenson

1502 Columbus Avenue

Washington CH, Ohio 43160

Issue: Variance to side/rear setbacks for dentist office addition at 743 Carolyn Road.

Mark Heiny, 211 S. Fayette Street, addressed the Board and stated that they had a potential buyer for the existing dentist office located at 743 Carolyn Road. Mr. Heiny explained the addition to the facility and its need for encroachments due to the lot being a corner lot. Mr. Heiny indicated a need for the addition for functionality and that existing parking spaces would be lost.

Mr. Beis asked about the need for the addition and it was determined that the original building was built in the 1960's and that current practices required the rooms to be larger and that a "sterilization" area was required.

Mr. & Mrs. Ira Levenson answered questions pertaining to the operation of a dentist office.

Mr. Fish read the required parking for a dental office from the Zoning Ordinance. It was determined that 5 off-street spaces would be provided and that that would be sufficient for the need, which would be less than the previous dentist.

Mark Chrisman of 727 Carolyn Road addressed the Board and stated he lived there for 6 years and that he was concerned with parking in front of his house and others.

Mrs. Ira Levenson stated that the office would be open 1 to 2 days per week. Mr. Mark Chrisman stated that that was meaningless if the practice sold or changed ownership. He also asked if the Board should consider the absence of Building Official Rod Bryant.

Mr. Jim Chrisman of 690 Blackstone Street stated that changing the parking requirement along with other pertinent information seemed to imply that Rod Bryant should be present to give his expertise regarding the zoning matter.

Mr. Mark Heiny stated that he believed that the 5 parking spaces met the code, and that the property couldn't be made any larger.

Mr. Leaverton questioned the proposal and City Manager Joe Denen stated that the variance could include anything they wanted in the application request.

Mr. Beis and Chairman Moore stated the need to focus on the setback requirements for the addition and not the parking issues.

Mr. Fish moved, and Mr. Beis seconded the following:

MOTION: To approve Application #08-20 as submitted.

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

OTHER BUSINESS

No other business discussed.

ADJOURNMENT

There being no further discussion, Mr. Beis moved, and Mr. Leaverton seconded the following:

MOTION: *To adjourn the July 15, 2020 Board of Zoning Appeals meeting.*

At roll call, the vote resulted as follows: *Mr. Fish, "Aye", Mr. Beis, "Aye", Mr. Leaverton, "Aye", and Chairman Moore, "Aye".*

MOTION CARRIED

Meeting adjourned at approximately 6:08 p.m.

APPROVED this _____ day of _____, 2020.

Respectfully Submitted,

Rod J. Bryant, Recording Secretary

Donald Moore - Chairman

